

**WICHITA-SEDGWICK COUNTY**  
**METROPOLITAN AREA PLANNING COMMISSION**  
**AGENDA**  
**October 28, 1999**

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **October 28, 1999**, in the Tenth Floor Conference Room, Wichita City Hall, 455 N. Main, Wichita, Kansas, beginning at **1:30 P.M.**

1. Approval of minutes for MAPC meeting of August 12, 1999.
2. Consideration of Subdivision Committee recommendations from their meeting of October 21, 1999. Ray Warren, Jerry Michaelis, John McKay Jr., and George Platt present. James Barfield, and Richard Lopez absent.

Agenda Item 2-1(S/D 99-67), Approved, vote 4-0; Agenda Item 2-2 (S/D 99-56), Approved, vote 4-0; Agenda Item 2-3(S/D 98-79), Approved, vote 4-0; Agenda Item 2-4 (S/D 99-63), Approved, vote 4-0; Agenda Item 2-5(S/D 99-64), Approved, vote 4-0; Agenda Item 2-6 (S/D 99-66), Approved, vote 4-0; Agenda Item 2-7 (DR 99-8), Approved, vote 4-0; Agenda Item 2-8 (V-2198), Approved, vote 4-0; Agenda Item 2-9 (V-2200), Approved, vote 3-0; Agenda Item 2-10 (V-2202), Approved, vote 4-0; Agenda Item 2-11 (V-2203), Approved, vote 4-0; Agenda Item 2-12 (V-2204), Approved, vote 4-0 ;

Copies of their recommendations furnished to the Planning Commission.

**NOTE: ITEMS 2-1 THROUGH 2-7 MAY BE TAKEN IN ONE MOTION, UNLESS THERE ARE QUESTIONS OR COMMENTS.**

- 2-1. **S/D 99-67 – Final Plat of CLEARIDGE ESTATES THIRD ADDITION,** located south of Pawnee, west of 143<sup>rd</sup> Street East.

**Engineer:** Austin Miller, P.A.  
**Acreage:** 71.9 Acres  
**Total Lots:** 84 Lots

- 2-2. **S/D- 99-56 – Final Plat of ECK SIXTH ADDITION,** located on the southeast corner of 183<sup>rd</sup> Street West and Central Avenue.

**Engineer:** Baughman Company, P.A.  
**Acreage:** 75.87 Acres  
**Total Lots:** 12 Lots

- 2-3. **S/D- 98-79– Final Plat of NEVILLE WEST ADDITION,** located on the northeast corner of 167<sup>th</sup> Street West and Kellogg.

**Engineer:** Savoy, Ruggles, and Bohm, P.A.  
**Acreage:** 48 Acres  
**Total Lots:** 16 Lots

- 2-4. **S/D- 99-63 – One-Step Final Plat of S AND D EQUIPMENT ADDITION,** located north of Douglas Avenue, on the west side of West Street

Engineer: Baughman Company, P.A.  
Acreage: .96 Acres  
Total Lots: 1 Lot

- 2-5. **S/D- 99-64 – One-Step Final Plat of WHISPERING LAKES ESTATES SECOND ADDITION,** located south of Harry, on the west side of 159th Street East.

Engineer: Savoy, Ruggles, and Bohm, P.A.  
Acreage: 17.96 Acres  
Total Lots: 30 Lots

- 2-6. **S/D- 99-66 – One-Step Final Plat of EVERGREEN SECOND ADDITION,** located west of Maize, south of 29<sup>th</sup> Street North.

Engineer: P.E.C.  
Acreage: 2.1 Acres  
Total Lots: 6 Lots

- 2-7. **DR 99-8 – Street Name Change (Tami Street to Fern),** located on the north side of MacArthur Road and west of Seneca.

(NOTE: ITEMS 2-8 THROUGH ITEM 2-12 ARE PUBLIC HEARING ITEMS, AND ARE ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.)

- 2-8. **V- 2198 – Request to Vacate a Portion of a Drainage Easement, described as follows:**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10<sup>th</sup> Floor, City Hall, 455 North Main Street, Wichita, Kansas. Generally located south of 25<sup>th</sup> Street North and west of Washington Avenue.

- 2-9. **V- 2200 – Request to Vacate Street Rights-of-Way, described as follows:**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10<sup>th</sup> Floor, City Hall, 455 North Main Street, Wichita, Kansas. Generally located east of Meridian and south of Maple.

**2-10. V- 2202 – Request to Vacate a Portion of the 20-Foot Utility Easement as platted in Webb Road, described as follows:**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10<sup>th</sup> Floor, City Hall, 455 North Main Street, Wichita, Kansas. Generally located at the southwest corner of 21<sup>st</sup> Street North and Webb Road.

**2-11. V- 2203 – Request to Vacate a Portion of Utility Easements, described as follows:**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10<sup>th</sup> Floor, City Hall, 455 North Main Street, Wichita, Kansas. Generally located at the northeast corner of Seneca Street and 31<sup>st</sup> Street South.

**2-12. V- 2204 – Request to Vacate Utility Easements, described as follows:**

A complete legal description is available for public inspection at the Metropolitan Area Planning Department, 10<sup>th</sup> Floor, City Hall, 455 North Main Street, Wichita, Kansas. Generally located north of Kellogg and east of Tyler.

**ZONING: ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.**

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|----|-------------------|--|
| 3. | Case No:          | DP-195 Amendment #7                                    |
|    | Request:          | To amend the Comotara Power Center Community Unit Plan |
|    | Existing Zoning:  | "LC" Limited Commercial                                |
|    | General Location: | Northwest corner of K-96 and North Rock Road           |
|    | CPO District:     | Two  |
|    |                   | -----  |
| 4. | Case No:          | Z-3338   |
|    | Request:          | Zone change to "GO" General Office                     |
|    | Existing Zoning:  | "Street Right-of-Way"                                  |
|    | General Location: | Northeast corner of Hillside and Gilbert               |
|    | CPO District:     | Two  |
|    |                   | -----  |

**ZONING: ADVERTISED TO BE HEARD NO EARLIER THAN 2:30 P.M.**

5. Case No: SCZ-0795  
Request: Zone change to "LI" Limited Industrial  
Existing Zoning: "RR" Rural Residential  
General Location: Southeast corner of Ridge Road and K-42  
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6. Case No: CU-413 #1  
Request: Amend CU-413 to increase the height of the communication tower from 150' to 170' in order to accommodate two additional carriers  
Existing Zoning: "SF-20" Single Family Residential  
General Location: West of Maize Road and south of 31<sup>st</sup> Street North  
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7. Case No: Z-3337  
Request: Zone change to "U" University  
Existing Zoning: "B" Multi-Family Residential and "MF-29" Multi-Family Residential  
General Location: North of Kellogg and east of Meridian  
CPO District: Four

**ZONING: ADVERTISED TO BE HEARD NO EARLIER THAN 3:30 P.M.**

8. Case No: CU-543  
Request: Conditional Use to allow a mobile home for a caretaker  
Existing Zoning: "RR" Rural Residential  
General Location: Northwest corner of 231<sup>st</sup> Street West and 47<sup>th</sup> Street South  
Member City: Goddard Planning Commission  
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9. Case No: Z-3339  
Request: Zone change to "MH" Manufactured Housing  
Existing Zoning: "SF-6" Single Family Residential  
General Location: West of Meridian and North of 55<sup>th</sup> Street South  
CPO: Four  
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- 10a. Case No: Z-3341 (Associated with DP-249)

- |            |                  |   |
|------------|------------------|---|
|            | Request:         | Zone change to "GC" General Commercial  |
|            | Existing Zoning: | "SF-6" Single Family Residential  |
|            | General Location | South of 47 <sup>th</sup> Street South between the KTA and the<br>Riverside Drainage Ditch  |
|            | CPO:             | Four  |
| <b>AND</b> |                  |   |
| 10b.       | Case No:         | DP-249 (Associated with Z-3341)   |
|            | Request:         | The creation and approval of Ewald's South Town Center  |
|            | Existing Zoning: | "SF-6" Single Family Residential  |
|            | General Location | South of 47 <sup>th</sup> Street South between the KTA and the<br>Riverside Drainage Ditch  |
|            | CPO:             | Four  |
|            |                  | -----   |
| 11.        | Case No:         | DR 99-7   |
|            | Request:         | Adoption of the October 28, 1999, Edition of the Wichita-<br>Sedgwick County Unified Zoning Code and the<br>recodification of all amendments to the June 19, 1997<br>Edition of the Unified Zoning Code |
|            |                  | -----   |
| 12.        | Case No:         | A-99-19 Unilateral Annexation   |
|            | Request:         | The City of Wichita Seeks the Annexation of properties<br>generally located north and south of Kellogg and east<br>and west of 143 <sup>rd</sup> Street East  |
|            |                  | -----   |
| 13.        | Other matters.   |   |
|            |                  | Marvin S. Krout, Secretary  |